

**MINUTES OF  
CITY OF DUVALL  
COUNCIL MEETING  
July 26, 2007  
7:00 P.M. - Duvall Fire Station**

Council Workshop    6:00 PM:       Review Revisions to the Three-Party Agreement &  
Pre-Annexation Agreement.

**The City Council Meeting was called to order by Mayor Ibershof at 7:05 P.M.**

**Council Present:**       Gérard Cattin, Jeffrey Possinger, Keith Breinholt, Heather Page,  
Glen Kuntz.

**Staff Present:**        Cari Hornbein, Steven Leniszewski, Margo Guzman, Dianne Nelson,  
Duvall Fire Chief John Lambert, Bruce Disend, Jodee Schwinn.

**I.        Additions or Corrections to the Agenda:**

Under Consent Agenda add: Payroll in the amount of \$158,707.39; Claims in the amount of \$132,626.44; and excusing the absence of Councilmember Gary Gill; Under Council add: Councilmember Jeffrey Possinger and Councilmember Gérard Cattin. Under Staff Reports strike Planning & Administration, Police, and Finance.

**II.       Adoption of Council Agenda:**

*It was moved and seconded (Possinger-Kuntz) to adopt the Council Agenda.  
Motion carried. (5 ayes).*

**III.      Comments from the Audience:**

Becky Nixon, 28604 NE 151<sup>st</sup> Place, Duvall, thanked the City and the Council for their in-kind donations to the Sandblast Festival. She commented that this was the first year that it rained, but they had a good and enthusiastic crowd. She thanked Joe Chriest from the City's Public Works Department for doing a great job. She said everything went well, and they appreciated the in-kind donations from the city.

**IV.      Approval of Consent Agenda:**

*It was moved and seconded (Possinger-Page) to approve the consent agenda which included Payroll in the amount of \$158,707.39; Claims in the amount of \$132,626.44; Excusing the absence of Councilmember Dianne Brudnicki and Councilmember Gary Gill; the Budget Retreat Minutes of 6/21/07, the Special Workshop Minutes of 7/10/07, and the City Council Meeting Minutes of 7/12/07. The Motion carried. (5 ayes).*

V. **Presentation:** *None*

VI. **Scheduled Items:**

1. **Mayor:** Mayor Ibershof reported he has been meeting with local developers and the Lake Washington Technical College over the last few weeks. The college is interested in building a smaller scale facility in the very near future. The Mayor has been meeting with local developers to discuss some of the projects and sites that may be available. Mayor Ibershof also reported that the Snoqualmie Valley Governments Association met last night. They met to discuss some of the legislative items they want to discuss with the local state legislators before the 2008 Legislative Session takes place. Two of the items discussed were the states streamlined sales tax, and funding for local projects that could provide some inflationary numbers factored into the funding to help with the rising costs that happen over the course of a project.

2. **Council:**

a. Councilmember Jeffrey Possinger announced that on Saturday he had the privilege of welcoming the Snoqualmie Valley Tribe to Taylor Landing as part of the Tribe's annual voyage to the Puget Sound. The Tribe presented Councilmember Possinger with gifts, as is the traditional custom. He said that he will be handing over the gifts to the city as a token of friendship from the Tribe.

b. Councilmember Gérard Cattin gave an update on the Eastside Transportation Partnership (ETP) Meeting. He said tolling and lack of funding are still issues being discussed at the ETP. Another issue that was discussed is a regional transportation ballot proposition that will be voted on at the November General Election. He commented that although the proposition will be voted on in November, the components of it reach into 2020, 2030, and even 2040.

c. Councilmember Keith Breinholt announced that he has accepted a new job in Utah. He and he and his family are moving and he will resign from his city council position. The effective date of his resignation will be August 26, 2007.

4. **Staff:**

a. Steven Leniszewski, Public Works Director, reported that the Public Works Department has hired a new project manager. He also commented that this is the public works crew's peak time of the year and they are very busy.

b. John Lambert, Fire Chief Duvall Fire District 45, announced that over the 4<sup>th</sup> of July holiday, there were no significant injuries or incidents. He also reported that Eastern Washington is very dry and already this year he has sent crews over there to assist with wildfires twice. He reminded everyone to be very careful in the dry conditions.

**VII. Public Hearing:      Second Hearing – South Urban Growth Area Pre-Zoning to R-12, MU12, MU-1**

7:18 p.m.      The Public hearing was opened.

Cari Hornbein and Lara Thomas presented the proposed Pre-Zoning to the South Urban Growth Area. They gave a brief history of the property and reviewed the process of the pre-zoning and annexation.

Leslie Paterson, 9720 NE 187<sup>th</sup> Place, Kirkland, representing Camwest, encouraged The City Council to adopt the proposed zoning for the South UGA. She said they are very excited about the opportunity to help bring the college branch campus to Duvall, and also for the R12 zoning which will help Camwest bring different housing types to Duvall that will be attractive to small families, single and retired citizens. She also thanked everyone for their hard work, time, and effort during this process.

Curtis Grave, 27229 NE 143<sup>rd</sup> Place, Duvall, thanked the Council, the Planning Department, and the Planning Commission for all of their work. He said as he understands it, Council has some options for approval of the pre-zoning. They have the option to approve with conditions. He recommends Council approve the pre-zoning with the condition that they take another look at the 50+ acres that are not part of the Camwest Development and do further studies to make sure all of the impacts have been considered. Prior to the next Comprehensive Plan Amendment phase, those studies could then be completed and reviewed by Council.

Mike Reid, representative of Rio Vista LLC, 40 Lake Bellevue #100, Bellevue, said they have engaged with the neighboring property owners to understand the basic issues that they have, and are trying to frame that with a development proposal that will meet their objectives. He emphasized that the issues that were raised by Mr. Graves are most appropriately considered during site specific land use applications, and those are most appropriately addressed during the land use process that will be the next phase of the development of the area.

Cari Hornbein and Lara Thomas briefly addressed the issues brought forward.

7:32 p.m. The Public Hearing was closed.

**VIII. New Business:**

**1. (AB07-46) Ordinance #1058 to establish Zoning in the South UGA Annexation Area.** *It was moved and seconded (Page-Breinholt) to adopt Ordinance #1058 to establish Zoning in the South UGA Annexation Area with the proposed changes discussed at the Council Workshop. The motion carried. (5 ayes).*

**2. (AB07-47) Approval of South UGA Pre-Annexation Agreement.**

*It was moved and seconded (Possinger- Page) to approve the South UGA Pre-Annexation Agreement.*

*Council Possinger commented that on Page 4, section 4.1, there is language that creates some flexibility in the creation of a city park. He wanted it noted for the record, that when the City begins discussions of the developer agreement, that the original intention of the park is addressed and maintained to provide that public benefit to the citizens of Duvall as part of this deal.*

*The motion carried. (5 ayes).*

**3. (AB07-48) Approval of Revisions to Three-Party Agreement between Camwest, Lake Washington Technical College, and the City of Duvall.**

*It was moved and seconded (Possinger-Cattin) to approve the revisions to the Three-Party Agreement between Camwest, Lake Washington Technical College, and the City of Duvall. The motion carried. (5 ayes).*

**IX. Executive Session: Land Acquisition – 10 Minutes**

7:46 p.m. The Council chambers were cleared for a 10-minute Executive Session regarding Land Acquisition.

7:56 p.m. The Executive Session was extended 10 minutes.

8:06 p.m. The Council meeting was called back to order.

**X. Adjournment:**

*It was moved and seconded (Breinholt-Kuntz) to adjourn. Motion carried. (5 ayes). Meeting Adjourned 8:07 p.m.*

Signed \_\_\_\_\_  
Mayor Will Ibershof

Attest \_\_\_\_\_  
Jodee Schwinn, City Clerk